



## **ACTON PLANNING BOARD**

### **Minutes of Meeting December 16, 2014 Acton Town Hall Room 204**

Planning Board members attending: Mr. Jeff Clymer (Chair), Mr. Ray Yacouby, Mr. Roland Bourdon, Mr. Rob Bukowski, Mr. Michael Dube and Mr. Derrick Chin.

Also present: Kristen Guichard, Assistant Town Planner and Kim Gorman, Planning Board Secretary

Mr. Clymer (Chair) called the meeting to order at 7:40 PM.

#### **I. Citizens' Concerns**

None

#### **IIA. Consent Agenda – Draft Minutes of 12/02/14**

The minutes of the December 2, 2014 meeting were approved as amended.

#### **III. Reports**

**EDC** – The Committee has modified 2 out of their 3 goals. Moving forward and would like to attend a Planning Board meeting in early 2015.

**DRB** - The Committee is in the process of changing their charter. Mrs. Janet Adachi has distributed a draft for review.

#### **IV. – Public Hearing – 5 Nagog Park – Red Raven/Nagog Mall**

Mr. Clymer opened the public hearing at 7:45pm. Mr. Jeffrey Sarra, of Batten Bros Inc, presented on behalf of the applicant/owner, Peter Alevizos and described the request for the sign special permit:

There currently is a freestanding sign at the entrance of Great Road and Nagog Park. Only one business free standing sign is allowed. The applicant is asking for a 2<sup>nd</sup> business free standing sign.

The sign is mainly for the Red Raven Restaurant and 3 other retail stores names to be listed beneath.

The location of the sign would like to be placed in the grass area as you drive into Nagog Park. There are tenants in multiple buildings that are spread across the parking lots and it is not clear to the patrons that enter the park, which locations are part of the office park and which are part of the retail center. Clear signage will improve the efficiency of the traffic flow and will make it easier for patrons to find their designations. The proposed sign would be a perfect location to help direct drivers to their destinations.

Mr. Sarra explained they are trying to overcome several unique issues with signage and working with the Planning Department staff. The signage issues are listed within the draft decision and need to be resolved for compliance.

The Board voted unanimously to close the public meeting.

Board members reviewed the draft decision and made minor corrections: remove Mr. Roland Bourdon's name.

Mr. Bukowski moved to approve the decision as amended for 5 Nagog Park, Red Raven/Nagog Mall Sign Special Permit, Mr. Yacouby 2<sup>nd</sup>; all in favor.

#### **V. - Draft Decision - Preliminary Plan Subdivision, 456 Massachusetts Avenue**

The Board had given direction to staff to write a draft decision of approval including approval of the requested waiver from Section 1.8.18 and requirement of screening as agreed to by the applicant.

Mr. Yacouby motioned to approve draft decision, Mr. Dube 2<sup>nd</sup>.

Board members began to discuss further the draft decision in granting the waiver. Mr. Chin discussed the residential compound and the affordable housing overlay and did not feel comfortable with granting the waiver. The project should only consist of 2 lots. Board members further discussed and reviewed the unique waiver .

Mr. Ray Yacouby moved to approve the draft decision. The motion was seconded by Mr. Michael Dube and carried by a vote of three in favor (Ray Yacouby, Michael Dube and Jeff Clymer).

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Minutes of the December 16, 2014 Planning Board Meeting

Approved:

Mr. Derrick Chin voted not in favor.

Vote: 3 yes and 1 no. Draft Decision not approved but not failed. There was not a simple majority vote (4 members needed) due to the lack of members on the Board.

**VI. Other Business**

Ms. Guichard stated the Acton Community Housing Corporation is currently preparing a Housing Production Plan and are looking for input from every major town board and members of the community. Would like to have participation and there is a short survey that can be done online.

The meeting was adjourned at about 8:35 PM.

Respectfully Submitted,  
Kim Gorman  
Planning Board Secretary